

**FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
BOARD OF DIRECTORS MEETING**

LOCATION: Governor Bacon Health Center
Administration Building Conference Room
248 Kent Avenue, Delaware City, DE 19706
1-302-836-2550

October 16, 2014 - 8:15 a.m.

ATTENDANCE

Council Members:

Susan Frank, Chairperson

David Small

Michael Morton

Kevin Kelley

Rick Geisenberger

Bert Scoglietti

Herb Inden

Richard Cathcart

Dale Slotter

Herbert Netsch

Laura Lee

Advisory To Governor:

Andrew Lippstone

Staff:

Matthew Chesser, DNREC

Max Walton, Connolly Gallagher

Rose Ryödi, DNREC

Visitors

Mayor Stan Green, Delaware City

Tim Konkus, Delaware City Marine

I. Call to Order/Introductions/Announcements

Ms. Susan Frank, Chairperson, called the Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting to order at 8:15 a.m. She invited members and visitors to introduce themselves and identify their group affiliation or agency

Ms. Frank, Chair, introduced herself, explained her background and reasons for being interested in the project. She stated that she would like the meetings to be informal but there will be an Agenda, and Bylaws to follow the protocol. She also explained that the purpose of today's meeting is to bring every one up to speed with the project.

Mr. Stan Green, Delaware City Mayor, explained the thought process behind the selection of Delaware City's Board members. He offered support for the project and the Board members, and thanked several people involved with the project to date.

II. Presentation of History of Project

Ms. Frank invited Mr. Chesser to give a presentation on the history of this project.

Mr. Chesser explained the history of the project going back to a conversation between then-State Treasurer, Jack Markell and former State Park Director, Charles Salkin. Mr. Chesser explained the Working Group that was formed for the project, the selection process to hire Sasaki Associates, and the Master Plan process itself. He added that upon completion of the Master Plan, there were two immediate recommendations of Sasaki. First was to begin activating the site, to get people out there and understand the potential of the site. The second recommendation was that some kind of a governmental Authority was required to implement the Master Plan based on a review of the current DE code, surplus property laws, and what was being done in other states. This led to the drafting and passage of HB 310 which created the Fort DuPont Redevelopment and Preservation Corporation.

Mr. Chesser explained the components of the Master Plan and the site constraints.

Mr. Cathcart said when Delaware City annexes this property, the historical part of Delaware City and Fort DuPont must be perceived as one town. This could be done in several ways, with architectural and building standards. The Fort DuPont complex is not part of the Delaware City limits; it will have to be annexed.

III. Purpose and Goals of Corporation

Mr. Lippstone said the purpose and goals of the legislation was to encompass the Master Plan's vision found on page-10. The wording, almost verbatim, was incorporated into the Legislation. Mr. Lippstone reviewed those goals with the Board.

IV. Governance/Bylaws

Ms. Frank asked Mr. Lippstone to discuss the Bylaws. Mr. Lippstone then reviewed the draft Bylaws with the Board.

Ms. Frank asked the Board to read through and discuss the Bylaws today then vote on them at the next meeting.

Mr. Lippstone said under the Act, DNREC is the sole member of this Corporation. He suggests, for so long as DNREC is the sole member, DNREC will provide staffing assistance to the Corporation thus using the Cabinet Secretary of DNREC or his designee serve as the Secretary

After discussion, Ms. Frank asked that Directors send the following to Mr. Chesser at least two weeks prior to the next meeting:

- Comments on the Bylaws
- Recommendations for Officers

Ms. Frank noted that the following matters will need to be addressed in the next 1-2 months:

- Vote on Bylaws
- Elect Officers
- Begin process on hiring Executive Director
- Schedule tour of facility
- Agree on a set meeting time

V. Next Steps/Timeline of Action Items

Mr. Chesser discussed the need for flood and engineering studies at the site. There is no cost estimate at this time but Mr. Chesser will bring a proposal and cost estimate to next meeting. Mr. Chesser stressed that for the Board to process a Request for Proposals (RFP) for pieces of this project and to bring in partners, the Board will need to have Architectural Standards for new activities such as development, construction and redevelopment of the site. The current proposal from Sasaki costs \$155,000 to design work in accordance with residential standards, commercial standards and create an architectural palette.

Mr. Kelley gave an update on the buildings surrounding Fort DuPont Complex. He said there are several buildings that are occupied at this time; the DDS program has been successfully moved off the grounds; residents in the Gateway program are in the process of being moved to DHCI; by September 1, 2015, all residents will have moved out of the buildings. The vision for the main building is to turn it into a Medical Center with doctors' offices, and a health facility for Delaware City residents.

Mr. Cathcart said it would be beneficial for the Directors to understand all the processes that Delaware City has to go through to get ordinances completed, get a comprehensive plan reviewed, and much more. It is a lengthy process.

Mr. Walton explained the background on the Delaware City ordinances and annexation proposal, the need for such and the path forward for annexation.

After Mr. Walton's explanation, a short discussion was had about the need for Delaware City to move forward, timing, and the delays.

Ms. Frank said this discussion will be revisited at the next meeting.

Mr. Cathcart asked that there be time set aside at the next meeting for the Board to discuss this issue.

Mr. Kelley said the Directors must be able to follow a specific road map for this project to which Mr. Chesser replied that this project could be accomplished through phases which the Board could identify.

VI. Public Comment

No public comments

VII. Adjournment

Ms. Frank asked for a motion to adjourn. The meeting adjourned at 09:45 a.m.